

#### CONSTRUCTION STAGING PLAN

CONSTRUCTION IS SCHEDULED FOR THE FOLLOWING CONSTRUCTION STAGING UNLESS REDIRECTED BY THE DEVELOPER:

- STAGE 1 = UNIT I, PHASE 1  
STAGE 2 = UNIT II, PHASE 1  
STAGE 3 = UNIT III, PHASE 1  
STAGE 4 = UNIT I, PHASE 2  
STAGE 5 = UNIT II, PHASE 2  
STAGE 6 = UNIT III, PHASE 2  
STAGE 7 = UNIT III, PHASE 3

#### PUD PLAN NOTES:

- MAJOR DRAIN EASEMENTS WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS GREENBELTS. DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- STREETS ARE LOCAL TYPE "A" 50' R.O.W. UNLESS OTHERWISE INDICATED AND ARE PRIVATE.
- SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
- WATER SYSTEM TO BE DEDICATED TO SAN ANTONIO WATER SYSTEM.
- ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC 35-33.19.
- PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- PROPERTY IS OUTSIDE THE CITY LIMITS AND LOCATED WITHIN THE ETJ THEREFORE IT IS NOT SUBJECT TO ZONING RESTRICTIONS.
- TRAFFIC IMPACT ANALYSIS (TIA) FOR THIS PROPERTY WAS PREPARED BY WHM ENGINEERING.

#### SENSITIVE GEOLOGIC FEATURES:

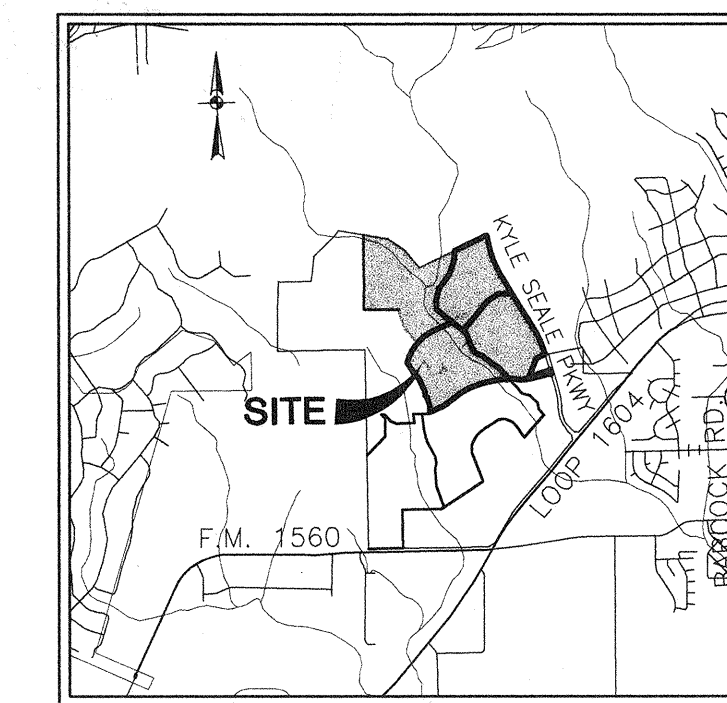
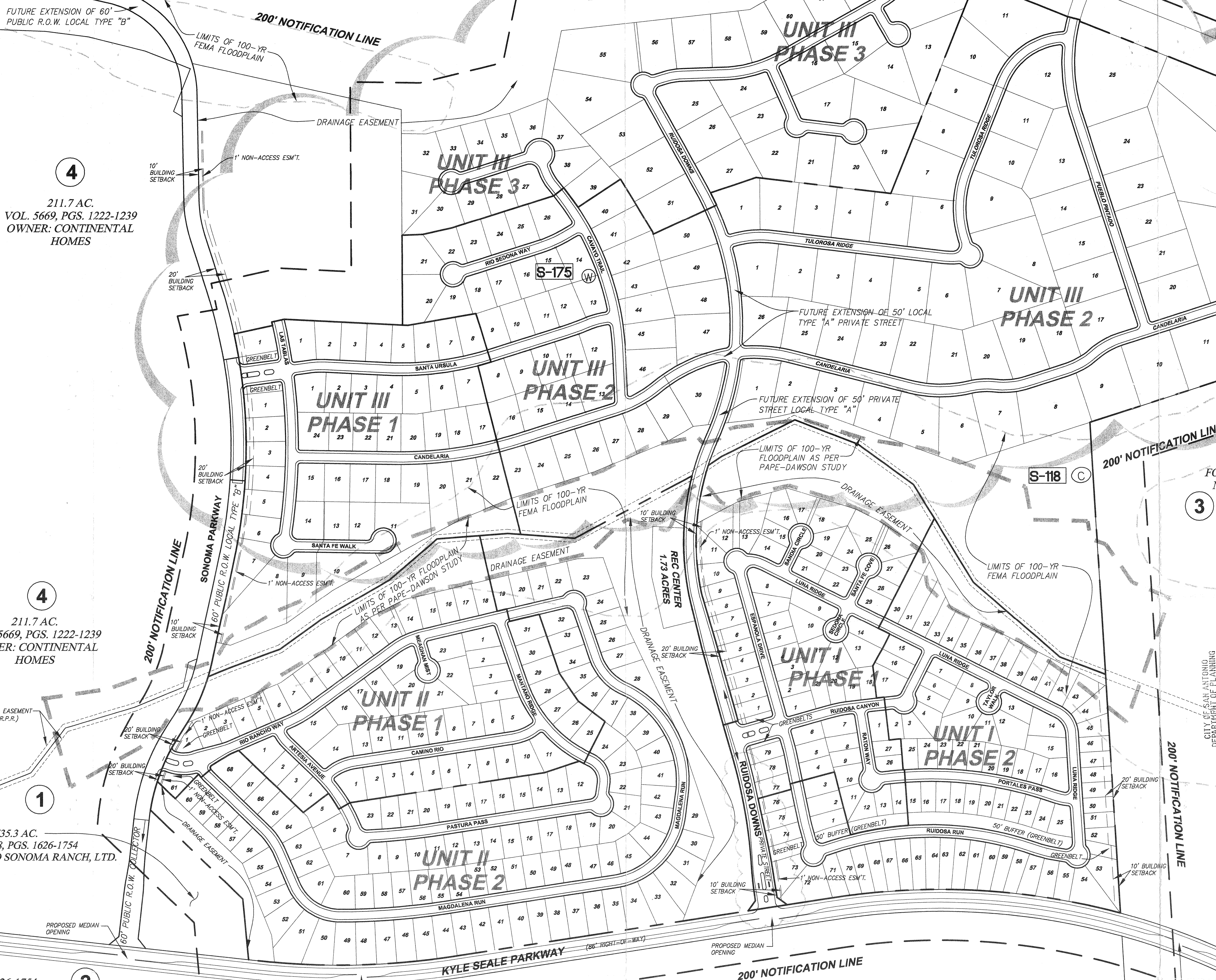
THE FOLLOWING IS A LIST OF GEOLOGIC FEATURES WHICH WERE IDENTIFIED DURING A GEOLOGIC ASSESSMENT PERFORMED BY PAPE-DAWSON ENGINEERS ON FEBRUARY 3, 2000 AND WERE DETERMINED TO BE "SENSITIVE":

- FEATURE S-118 IS A CAVE WITH CALOTITE AND MARLY LIMESTONE.
- FEATURE S-175 IS A GAS MOTOR PERATED WATER WELL THAT IS IN USE.

F.M. LOOP 1604  
(VARIABLE WIDTH R.O.W.)

#### ENVIRONMENTAL RECOMMENDATIONS:

- THAT THE CAVES REMAIN OPEN WITH A BUFFER ZONE DESIGNED PER THE CRITERIA CONTAINED IN SEC 34-920(b) OF ORDINANCE NO. 81491 OR OTHER APPROVED CRITERIA. THE CALCULATIONS FOR DETERMINING THE BUFFER ZONE AROUND THE CAVE SHALL BE SUBMITTED TO AND APPROVED BY SAMS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CAVE MAY BE BUFFERED BY HAVING THE CAVE SURROUNDED BY A GREENBELT AND/OR CONSERVATION EASEMENT AS PART OF THE DRAINAGE EASEMENT. THE OPENING OF THE CAVE SHALL BE GRATED TO PREVENT UNAUTHORIZED ENTRANCE AND TO PROVIDE A DEGREE OF SAFETY.
- PRIOR TO THE RELEASE OF ANY BUILDING PERMITS FOR ADDITIONAL DEVELOPMENTS, THE FOLLOWING SHALL BE SUBMITTED TO THE AQUIFER STUDIES DIVISION OF THE SAN ANTONIO WATER SYSTEM:  
A. A WATER POLLUTION ABATEMENT PLAN SHALL BE SUBMITTED FOR EACH PARTICULAR DEVELOPMENT/USE WITHIN THE AREA BEING CONSIDERED FOR REZONING.  
B. A SET OF SITE SPECIFIC PLANS WHICH MUST HAVE AS SIGNED ENGINEERS SEAL FROM THE STATE OF TEXAS.  
C. A LETTER FROM THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION APPROVING EACH WATER POLLUTION DRAINAGE AND TO PROVIDE A DEGREE OF SAFETY.
- ANY AREAS PLATTED AS DRAINAGE RIGHT-OF-WAYS BE KEPT IN A VEGETATED CONDITION.
- ONLY A MINIMAL AMOUNT OF PESTICIDES, HERBICIDES, OR FERTILIZERS NEEDED FOR LANDSCAPE MAINTENANCE SHALL BE USED. LANDSCAPED AREAS SHALL BE SENSITIVE TO MINIMIZING WATER NEEDS (i.e. USE OF NATIVE PLANTS).
- THE STORAGE, HANDLING, USE AND DISPOSAL OF ALL OVER THE COUNTER HAZARDOUS MATERIALS WITHIN THIS DEVELOPMENT SHALL BE CONSISTENT WITH THE LABELING OF THOSE MATERIALS. FAILURE TO COMPLY WITH THE LABEL WARNINGS MAY CONSTITUTE A VIOLATION OF FEDERAL LAW.
- THE CITY OF SAN ANTONIO SHALL INSPECT ALL FUTURE CONSTRUCTION OF SERVICE LATERALS AND SEWER MAINS FOR PROPER CONSTRUCTION ACCORDING TO STATE AND CITY REGULATIONS AND CODE.
- IF ANY SOLUTION OPENINGS, CAVES, SINKHOLES, OR WELLS ARE FOUND DURING EXCAVATION, CONSTRUCTION, OR BLASTING, THE DEVELOPER SHALL NOTIFY TEXAS NATURAL RESOURCES CONSERVATION COMMISSION AT (210) 480-3098 AND THE AQUIFER STUDIES DIVISION OF THE SAN ANTONIO WATER SYSTEM AT (210) 704-7392.
- THE AQUIFER STUDIES DIVISION STAFF SHALL HAVE THE AUTHORITY TO INSPECT THE SITE TO ENSURE THAT THE APPROVED RECOMMENDATIONS ARE BEING STRICTLY ADHERED TO DURING AND AFTER CONSTRUCTION OF THE PROJECT.



SCALE: 1" = 200'

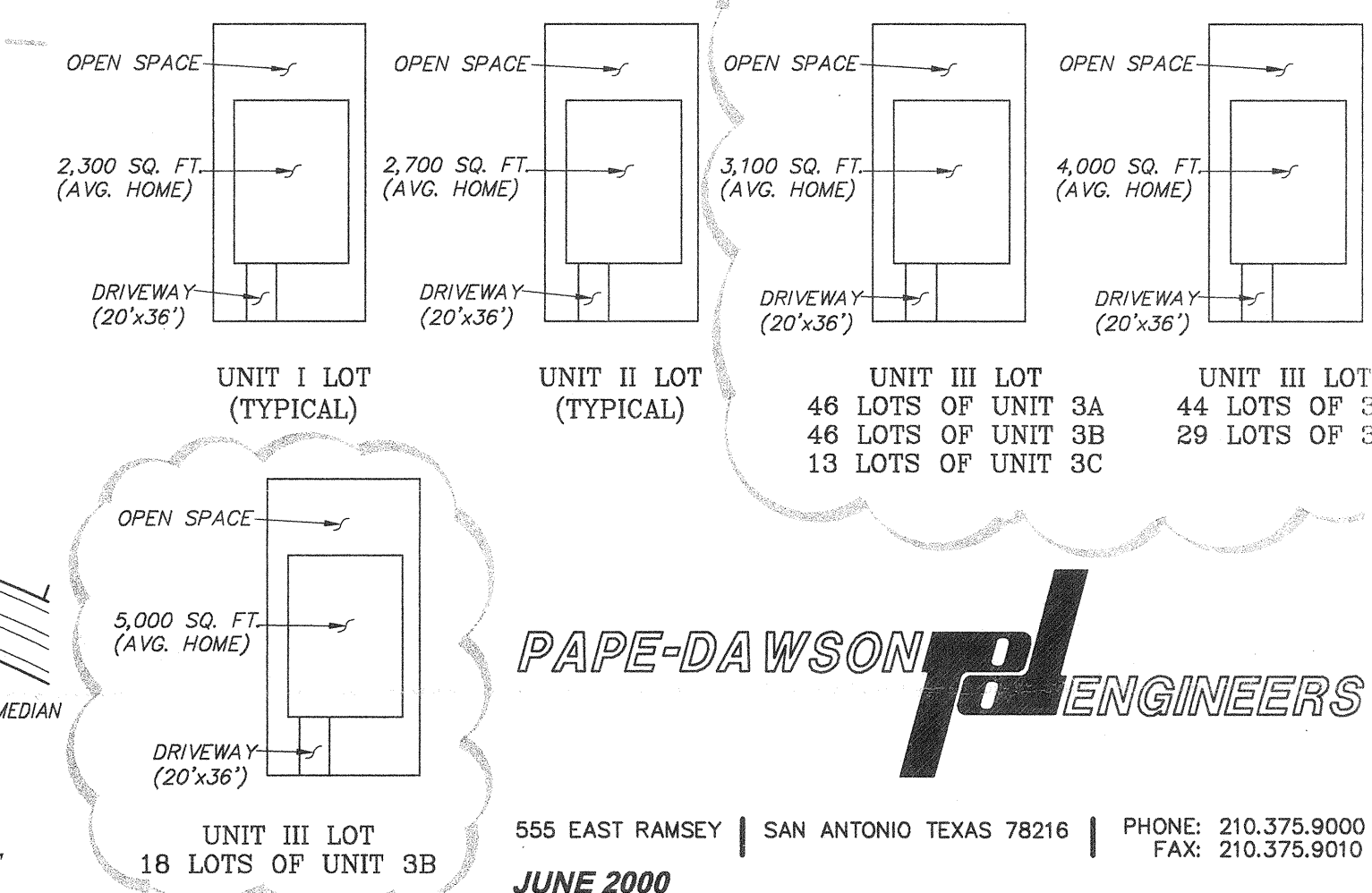
#### REASONS FOR AMENDMENT

- CHANGE RUIDOSA DOWNS TO PRIVATE ROAD.
- PROVIDE ENTRY GATE AT RUIDOSA DOWNS.
- INCREASE AREA OF UNIT III, PHASE II.
- REDUCE AREA OF UNIT III, PHASE III.

#### SONOMA RANCH UNIT I, II, & III OPEN AREA CALCULATIONS (REVISED)

Description	UNIT I PHASE 1	UNIT I PHASE 2	UNIT II PHASE 1	UNIT II PHASE 2	UNIT III PHASE 1	UNIT III PHASE 2	UNIT III PHASE 3	REC CENTER	Total
No. of Lots	67	88	62	111	48	108	42	1	525
Gross Area	23.22	26.92	24.16	44.84	25.75	113.42	37.95	1.73	297.99
Building Coverage	3.54	4.65	3.64	6.88	3.27	3.39	2.12	0.3	27.99
Other Coverages									
a. Streets & Sidewalks	3.90	4.61	3.42	4.69	2.93	12.76	3.99	0.3	36.60
b. Driveway	1.11	1.45	1.02	1.83	0.76	1.79	0.69	---	8.65
c. 50% Drain	2.85	0.52	1.85	5.21	1.00	7.48	2.72	0.56	22.19
Total Coverages	11.40	11.23	10.13	18.61	7.96	25.42	9.52	1.16	95.43
Open Spaces									
a. Greenbelts	1.26	0.34	0.39	---	---	---	---	---	1.99
b. Residential Lots	7.71	14.83	11.78	21.02	16.79	80.52	25.71	---	178.39
c. 50% Drain	2.85	0.52	1.86	5.21	1.00	7.48	2.72	0.57	22.21
Total Open Space	11.82	15.69	14.03	26.23	17.79	88.00	28.43	0.57	202.56

Open Space Ratio =  $\frac{202.56}{297.99} \times 100 = 67.98\%$



**PAPE-DAWSON ENGINEERS**  
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
JUNE 2000 FAX: 210.375.9010  
JOB NO. 4847-09

## AMENDMENT OF SONOMA RANCH SUBDIVISION (UNITS I, II, & III) PLANNED UNIT DEVELOPMENT PLAN PUD PLAN # 00-026-A

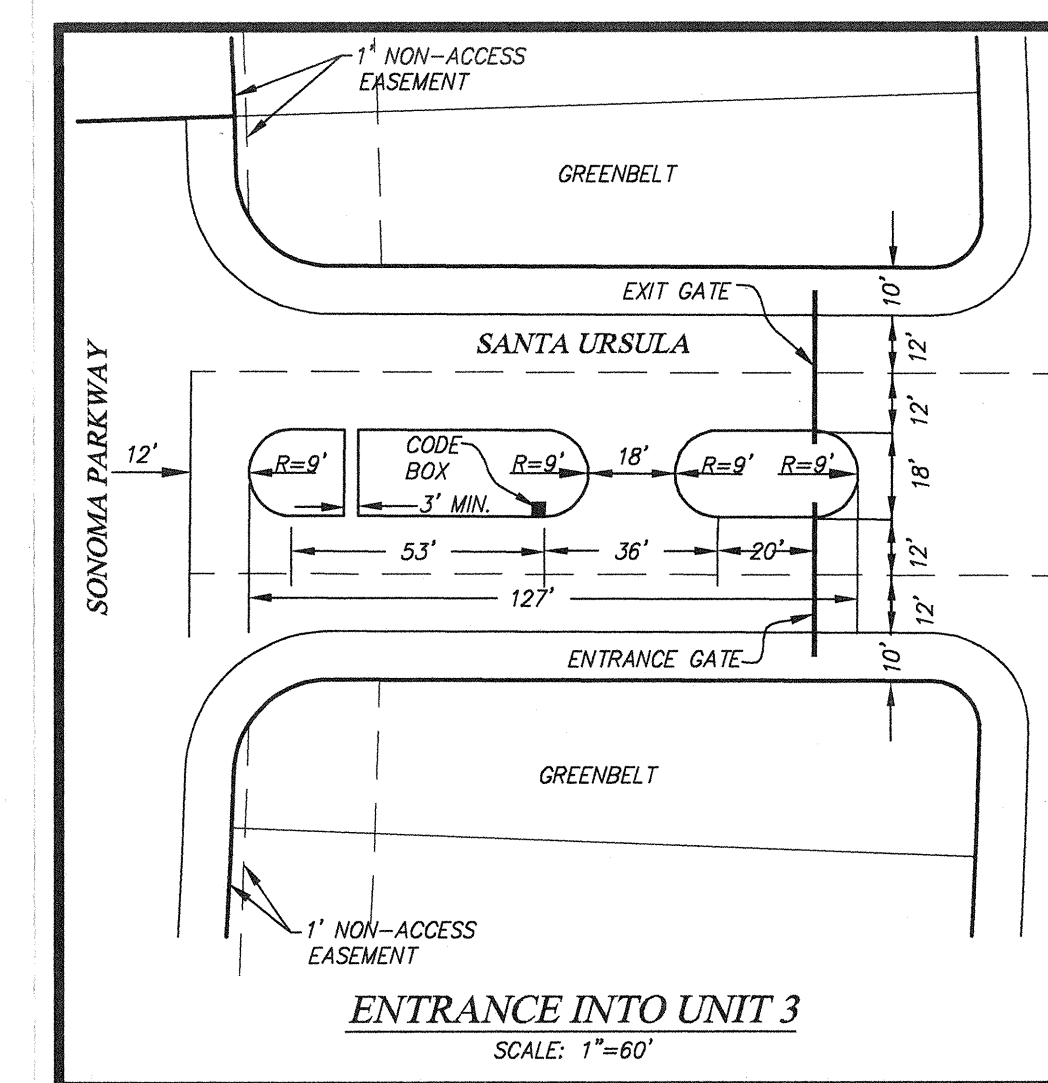
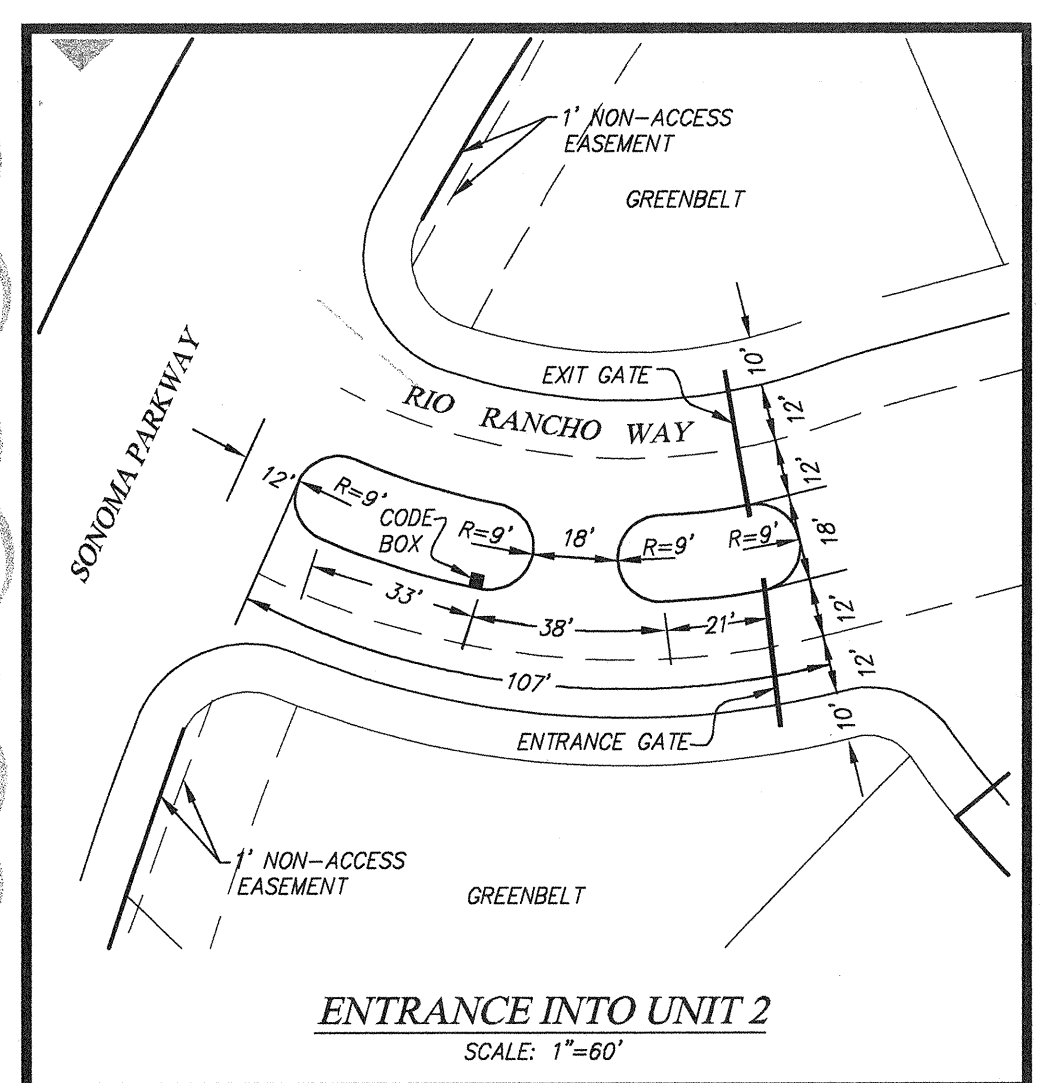
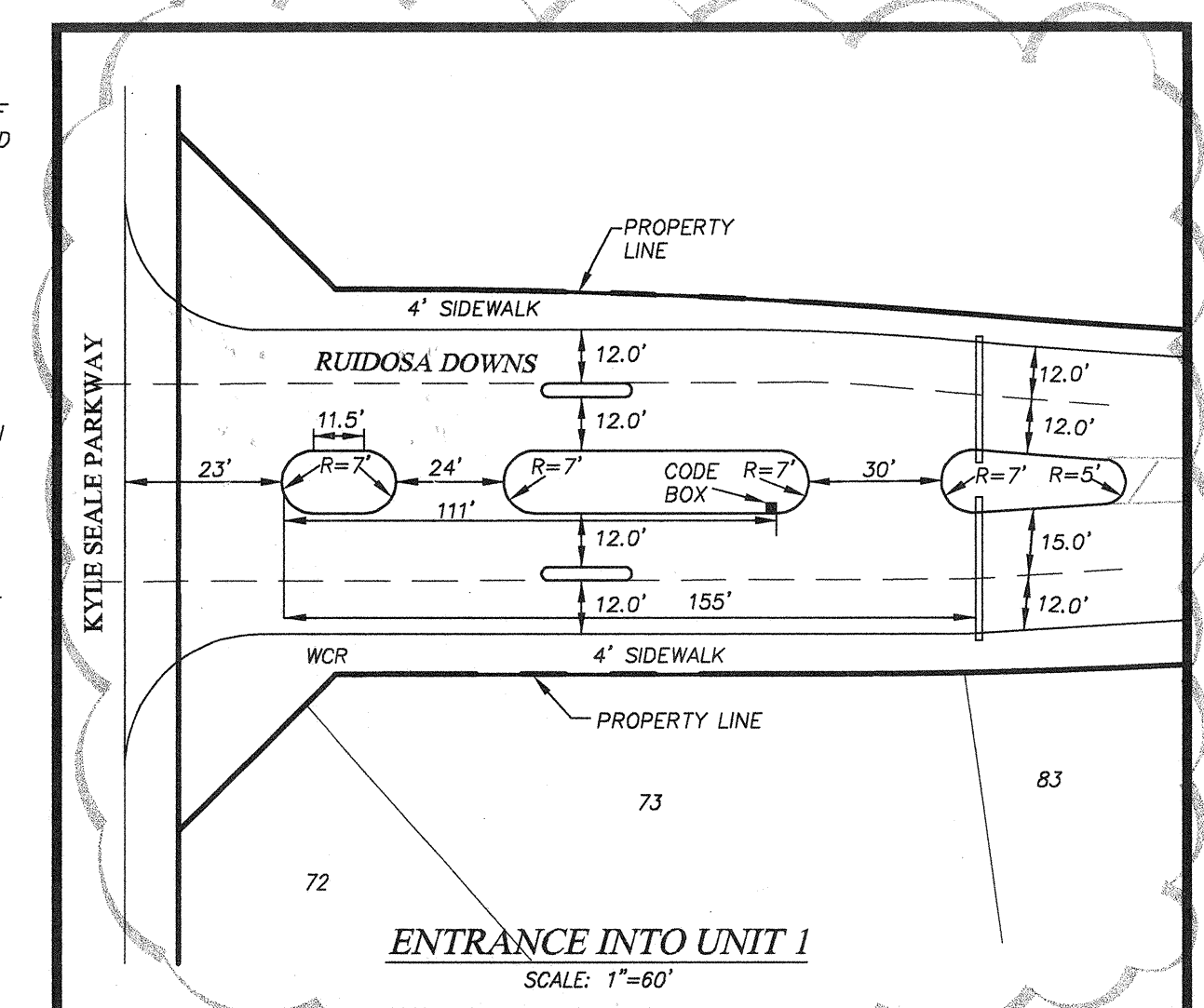
DEVELOPER: LAREDO SONOMA RANCH, LTD.  
15102 JONES MALTSBERGER, SUITE #101  
SAN ANTONIO, TEXAS 78247  
TEL: (210) 497-3385

APPROVED ON 3/28/2001  
PLANNED UNIT DEVELOPMENT  
City of San Antonio  
Planning Commission  
Date: 12-19-01  
Date: 12-19-01

SANITARY SEWER: SAN ANTONIO WATER SYSTEM  
WATER: SAN ANTONIO WATER SYSTEM  
ELECTRIC: CITY PUBLIC SERVICE  
TELEPHONE: SOUTHWESTERN BELL TELEPHONE

#### NAME & ADDRESS OF OWNERS WITHIN 200'

- LAREDO SONOMA RANCH, LTD.  
15102 JONES MALTSBERGER, SUITE 101  
SAN ANTONIO, TX 78247
- H. KYLE SEALE FAMILY PROPERTIES, LTD.  
8150 N. CENTRAL EXPWY, SUITE 600  
SAN ANTONIO, TX 78230
- CEDAR CREEK JOINT VENTURE  
9901 W. H. 10, SUITE 400  
DALLAS, TX 75206
- CONTINENTAL HOMES  
14206 NORTHBROOK  
SAN ANTONIO, TX 78232
- BANDERA ROAD COMMUNITY CHURCH  
9355 BANDERA RD., SUITE 124  
SAN ANTONIO, TX 78250



# 00-026A